

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chairman Chamberlain at 7:33 P.M. on Tuesday, May 22, 2001 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Present: (All 9) Chamberlain
Kramer
Littman
Pennington
Reece
Starr
Storrs
Waller
Wright

Absent: None

Also Present:

Laurence G. Keisling, Planning Director
Mark Miller, Principal Planner
Robert Davisson, Assistant City Attorney
Jordan Keoleian, Student Representative
Barbara Holmes, Deputy City Clerk

The Commission welcomed new Planning Commission member Cindy Pennington. Ms. Pennington was appointed to fill the unexpired term of Robin Beltramini, who was elected to the City Council.

2. MINUTES – Regular Meeting of May 8, 2001
Special Meeting of May 7, 2001

Mr. Chamberlain stated that the Resolution approving the Revised Plan for the St. Petka Church should be revised to delete the word "significant" in the fourth condition attached to the Commission's action. That condition would now read "(4) Any other changes to the Site Plan will be returned to the Planning Commission for their review and approval."

RESOLUTION:

Moved by: Reece

Seconded by: Littman

RESOLVED, that the minutes of the Regular Meeting of May 8, 2001 be approved as corrected.

Yeas: All Present (9)

Absent: None

MOTION CARRIED

Mr. Chamberlain noted that there were a couple of detail items, including Mr. Lenivov's address, which needed to be included in the Draft Minutes which he prepared for the May 7, 2001 Special Meeting with Mayor Matt Pryor.

RESOLUTION

Moved by Starr

Seconded by Wright

RESOLVED, that the Minutes of the Special Meeting of May 7, 2001 be approved as modified.

Yeas: Chamberlain

Littman

Pennington

Reece

Starr

Storrs

Waller

Wright

Abstain: Kramer

Absent: None

MOTION CARRIED

3. OATH OF OFFICE – PLANNING COMMISSION MEMBERS

Mr. Keisling noted that the City Clerk and the Acting City Attorney have determined that it is necessary to administer an Oath of Office to Planning Commission members and to members of other City Boards and Committees. Barbara Holmes, Deputy City Clerk, then administered the Oath of Office to the Planning Commission members.

REGULAR BUSINESS ITEMS

4. PUBLIC HEARING – SPECIAL USE REQUEST – Proposed Temporary Outdoor In-Line Hockey Rinks – North of Big Beaver, West of John R Road – Section 23.

Mr. Keisling explained that, in May of 2000, the Planning Commission granted Special Use Approval for the temporary placement of two outdoor in-line hockey rinks on a portion of the B-2 and O-1 zoned Troy Sports Center Site on the north side of Big Beaver, west of John R Road. This request was submitted in accordance with Section 21.30.04-B of the Zoning Ordinance, which provides for the establishment of such outdoor recreational activities on B-2 sites, subject to conditions related to matters such as location, setback, and fencing. The approval granted at that time covered the period from May 10, 2000 to September 30, 2000.

Mr. Keisling noted that the property owners and petitioners have once again submitted a request for Special Use Approval in order to enable the proposed outdoor in-line hockey rinks to be placed on their site, in a manner identical to that approved by the Planning Commission last year. The Plan submitted with this request is an excerpt from the Plan which was approved in conjunction with the Commission's action in May of 2000. At their request, and in part at the suggestion of staff, the Public Hearing advertisement related to this matter indicates the potential establishment of this temporary use for periods extending from May 1 through September 30 in the years 2001, 2002, and 2003. Mr. Keisling stated that, as indicated at the time of the original request, the location and proposed use meet applicable ordinance provisions, with the condition as previously applied relative to the blocking off of seating inside the Sports Arena in order to ensure adequate parking. Staff therefore recommended that this request for Special Use Approval for the three Summer periods be granted.

Mr. Davisson distributed a memorandum from Ms. Bluhm, regarding a phone call which she had received from Mrs. Rasmussen, a resident in an area northwest of the subject site. Mrs. Rasmussen complained about various noises emanating from the proposed use.

In response to Mr. Chamberlain's question, Mr. Keisling noted that the Commission could limit the hours of operation of this proposed use, in conjunction with their action on the Special Use Request. Mr. Reece expressed concern about the adequacy of parking in the event that a high-volume activity such as the Home Show might occur during the Summer.

The Public Hearing was declared open.

Dennis Bostick and other representatives of the Troy Sports Center were present. Mr. Bostick stated that the hours of operation were typically from 6 p.m. to 11 p.m. or 11:30 p.m. Sweeping up the lot, about which Mrs. Rasmussen complained, occurs after 7:30 a.m. and not late at night. In response to Mr. Reece's questions about potential large-scale events, Mr. Bostick stated that such events typically do not occur in the Summer. Summer events most often include athletic camps, clinics, etc. In response to Mr. Littman's question, Mr. Bostick noted that the rink elements will be secured by anchors placed in concrete pads. In response to Mr. Storrs questions about the detention basin in the area to the northeast fronting on John R, Mr. Keisling explained that it is a private basin, and that the property owners are responsible for maintenance. Mr. Bostick indicated that he would follow through on the cutting of weeds in that area, as he did not want it to become a nuisance.

No one else wished to be heard.

The Public Hearing was declared closed.

RESOLUTION

Moved by Waller

Seconded by Littman

RESOLVED, that Special Use Approval, as requested for the temporary placement of two outdoor in-line hockey rinks on a portion of the B-2 and O-1 Zoned Troy Sports Center site on the north side of Big Beaver, west of John R is hereby granted, in accordance with Section 21.30.04-B of the Zoning Ordinance, for periods extending from May 1 through September 30 for the years 2001, 2002, and 2003, subject to the following conditions:

- 1) Seating inside the Sports Arena building will be blocked off in order to offset parking spaces made unavailable by this use.
- 2) Additional spectator area will be provided outside the limits of the rinks, delineated or barricaded in a manner which will assure the health, safety and welfare of the public.

Mr. Storrs expressed concern about granting this approval for three years. He felt that approval for 2001 would be adequate and that a condition should be added relative to limiting outdoor activity after midnight. Mr. Reece also noted that, with the Commission's action, it is assumed that when the rinks are in place, seating within the Sports Center will be blocked-off.

RESOLUTION

Moved by Littman

Seconded by Wright

RESOLVED, that the resolution regarding the Special Use Request for the temporary placement of two outdoor in-line hockey rinks on the Troy Sports Center site be amended to apply just to 2001, and to include that there be no outdoor activity on this site between midnight and 7 a.m.

Yeas: All Present (9)

Absent: None

MOTION CARRIED

The resolution was thus amended to read as follows:

RESOLVED, that Special Use Approval, as requested for the temporary placement of two outdoor in-line hockey rinks on a portion of the B-2 and O-1 Zoned Troy Sports Center Site on the north side of Big Beaver, west of John R is hereby granted, in accordance with Section 21.30.04-B of the Zoning Ordinance, for a period extending from May 1 through September 30, 2001, subject to the following conditions:

- 1) Seating inside the Sports Arena building will be blocked off in order to offset parking spaces made unavailable by this use.
- 2) Additional spectator area will be provided outside the limits of the rinks, delineated or barricaded in a manner which will assure the health, safety, and welfare of the public.
- 3) There will be no activity on the site between midnight and 7 a.m.

(Vote on amended motion)

Yeas: All Present (9)

Absent: None

MOTION CARRIED

STUDY ITEMS

5. BOARD OF ZONING APPEALS REPORT

Mr. Storrs noted that Marsha Gies, formerly a member of the Board of Review, has now been appointed to the Board of Zoning Appeals. She has replaced Mr. Milia who chose not to be reappointed.

Mr. Storrs then commented on a request for a variance in order to permit the construction of accessory buildings exceeding the area limit of the Zoning Ordinance on a 2-acre lot on the north side of Square Lake between Rochester and Livernois. The Board tabled action on this matter for further review. Mr. Storrs felt that the request appeared to be reasonable, and

noted that perhaps the Ordinance ought to permit additional accessory building area on larger parcels.

6. CURRENT DEVELOPMENT REPORT

Mr. Keisling advised the Commission that, the City Council, at their May 21 Regular Meeting, approved the Preliminary Plan for the proposed Shady Creek North Site Condominium. In part as a result of a communications error, the Council tabled action on the proposed West Oak Subdivisions until their June 4, 2001 Regular Meeting.

Mr. Keisling then referred to the memorandum which had been distributed to the Commission, regarding the development of Zoning Ordinance language which would enable "Transfer of Development Rights" processes within the DDA District. This matter first came up as the result of a proposal to develop a high-rise office building on a parcel abutting the northwest quadrant of the I-75/Big Beaver interchange. The parcel includes a portion of the Magna site. The developers are proposing to transfer a portion of the building intensity permitted by the Zoning Ordinance which Magna will not be using on the remainder of their site, to the proposed site within the Big Beaver frontage, so that a larger building can be constructed. The Preliminary concept proposed by staff would involve projects which would result in an overall reduction of p.m. peak hour traffic as compared to full development under the current zoning classifications of both parcels involved. The resultant development should also have a significantly larger amount of landscaping as compared to development in accordance with the Zoning Ordinance.

Mr. Chamberlain commented that this matter had also been presented to and preliminarily discussed by the DDA. He doesn't support the proposal to limit the potential use of this development tool to the DDA District. He does however like the potential for applying this approach to the Civic Center site. Mr. Reece questioned the nature of the "control mechanism" which would be involved in order to assure that the development of the parcels involved is limited as intended. Mr. Keisling commented on the approach used for the transfer of sanitary sewer units in the Evergreen District, where the transfer is established through a recorded agreement executed by the two property owners involved, as well as by the City. Mark Miller noted that the present intent of staff is that this development approach would be used on abutting parcels. Mr. Littman noted that this approach would encourage the use of parking structures. The Commission then discussed several other potential elements of a "Transfer of Development Rights" approach, and raised questions about matters such as involving a variety of types of land uses, involving parcels which are substantially removed from one another, and using the TDR approach for the preservation of open space and natural features. Mr. Chamberlain asked that the staff minimize the size or volume of the proposed text.

7. DOWNTOWN DEVELOPMENT AUTHORITY REPORT

Mr. Chamberlain commented on the May 16, 2001 DDA Meeting, which involved discussion of their proposed 2001 – 2002 budget, and extensive discussion of the DDA bonding process. He then asked that the date of the next DDA Meeting be confirmed (June 20, 2001), and that there be adequate notice of the dates of these meetings, along with the potential cancellation of same. He then noted that the City Council is proposing to visit the theater in Rosemont,

Illinois, and the Cobb Center near Atlanta, in order to assist them in their potential decisions regarding a Performing Arts Center and a Conference Center on the Civic Center site.

8. PROPOSED FUTURE LAND USE PLAN

Mr. Keisling noted that, in recent Study Meetings, the Commission has been discussing various potential amendments to the Master Land Use Plan, which could then become a part of an updated plan document which is proposed to be called the Future Land Use Plan (consistent with the title contained in recent proposed legislation). At the March 27th Study Meeting a Draft Revised Future Land Use Plan map, incorporating those matters which had been discussed to date was presented and discussed. Staff had also previously presented a proposed Transportation Plan element of the overall Future Land Use Plan which would depict the Master Thoroughfare Plan, the proposed city-wide walkway/bikeway plan, and other transportation related elements. The Commission subsequently proposed some additional items which could be included on the Transportation Plan. As the Commission proceeded in their discussion of potential Future Land Use Plan Amendments, staff was asked to depict those additional amendments in the same manner as had previously been done, through the use of a map which depicts only the proposed amendments and not the underlying plan. Some Commission members also requested some background items which should be included in the explanatory text portion of the proposed Future Land Use Plan.

It was noted that, in preparation for this meeting, the Commission had received an updated proposed Transportation Plan map, including those items previously suggested by the Commission. An updated map indicating potential Plan Amendments was also provided. The Commission also received a portion of the proposed explanatory text, which included an historical summary entitled Evolution of the Master Plan, Goals and Objectives of the Future Land Use Plan, background information, and a portion of the section related to the elements of the City's current development.

Mr. Keisling and the Commission reviewed the map indicating potential Future Land Use Plan changes. In the course of the Commission's discussion it was decided that the current land use configuration indicated in the northwest quadrant of the Big Beaver/John R intersection should remain as presently depicted. In conjunction with a discussion of present and potential (Environmental) Preservation Areas, Mark Miller noted that the map being prepared by Dr. Jaworski will provide another resource for additions to the indicated Preservation Areas. Dave Waller asked that the proposed Planned Auto Center designation be extended further west across the Maple Road frontage.

In the course of discussing the proposed Transportation Plan, Mr. Kramer noted that new State legislation has been presented and perhaps adopted in relation to the use of "Neighborhood Electric Vehicles". Such vehicles could certainly become a significant part of a community's transportation resources. Staff was asked to secure a copy of the legislation. Mr. Littman expressed concern about the indication of a walkway/bikeway through the wooded portion of the Northfield Hills open space area. Mr. Storrs confirmed that maps indicating the signed Bikeway System throughout the City area still available. Mr. Keisling noted that the vast majority of that system is on local streets. Mr. Chamberlain commented that the Commission must encourage implementation of the various elements of the Big Beaver Corridor Urban Design Plan, including seating and other street furniture, etc. in order to make the area more pedestrian friendly. After discussion of the proposed "Transit Corridors", it was

decided that the Transportation Plan should include the indication of such a Corridor on Livernois extending south from Big Beaver to the City's south boundary.

In response to Mr. Chamberlain's question, Mr. Keisling confirmed that the text provided to the Commission thus far does not include language related to the proposed Future Land Use Plan itself.

9. PUBLIC COMMENTS

No one wished to be heard.

The Meeting was adjourned at 9:50 p.m.

Respectfully Submitted,

Laurence G. Keisling
Planning Director

/lbz